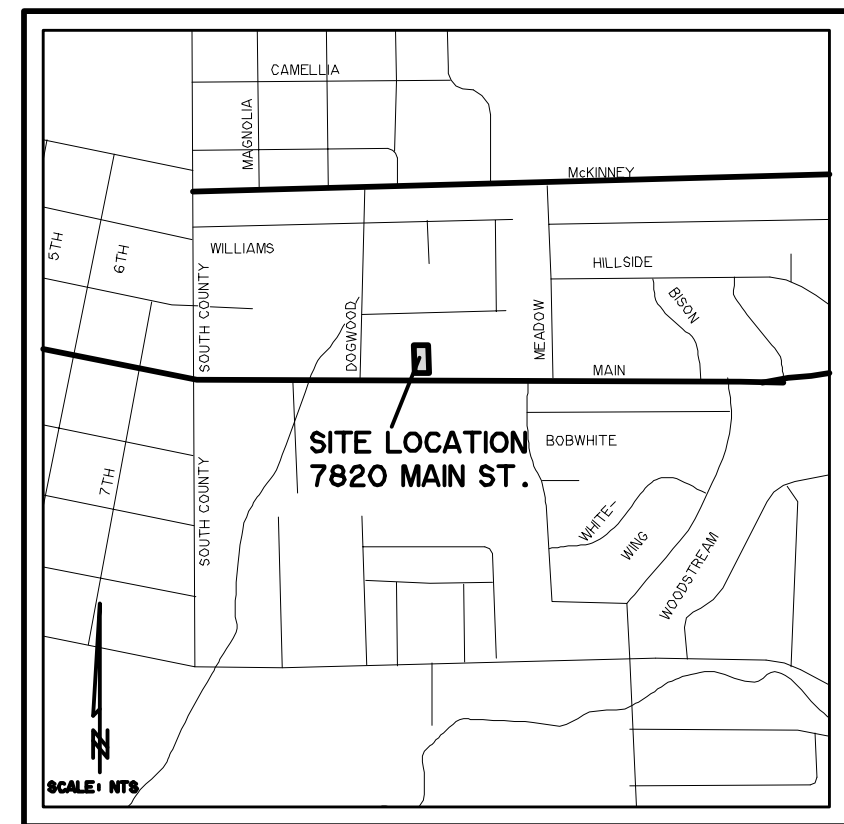
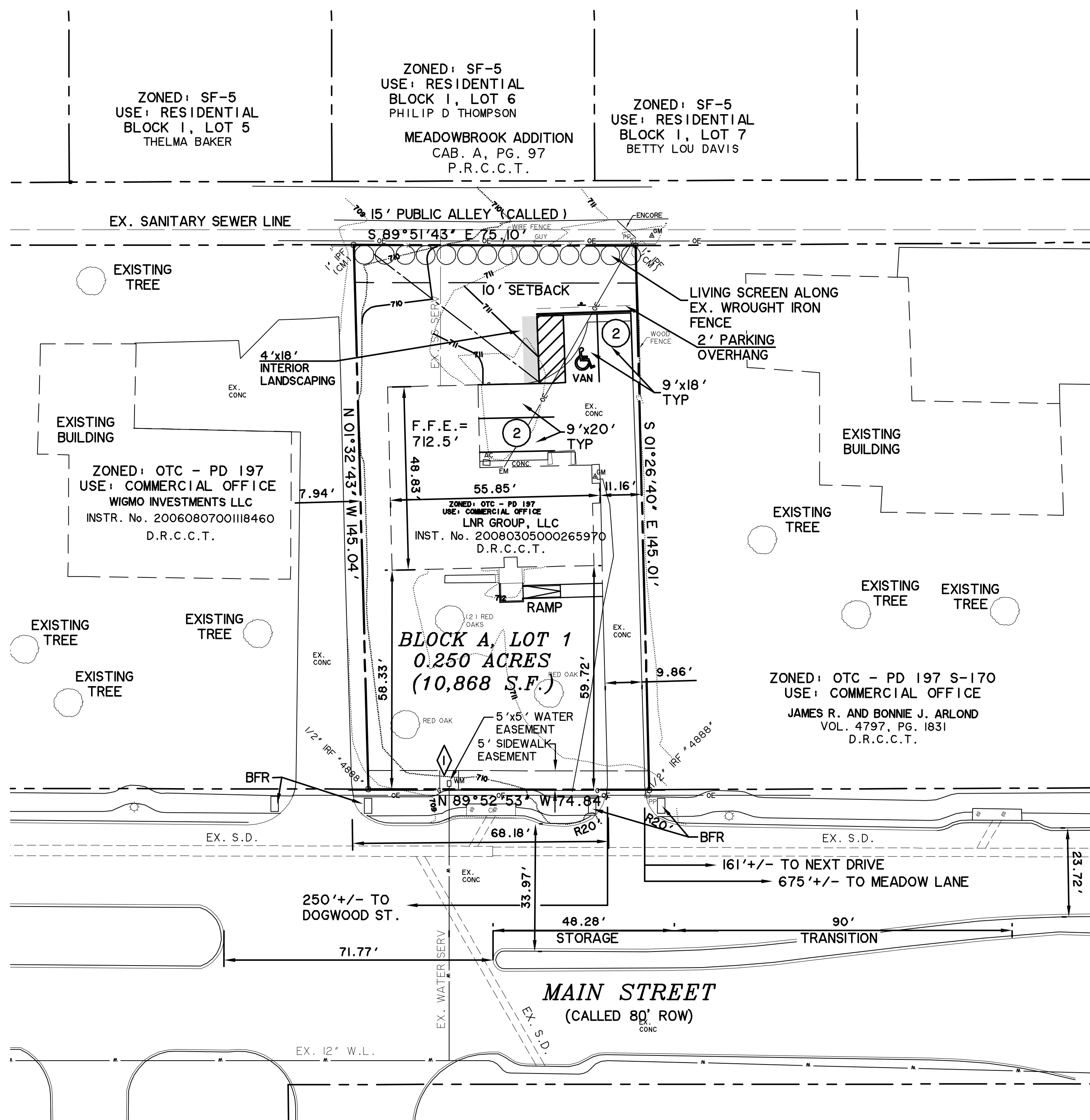


FILE: 08100-FinalSitePlan.dwg  
TIME: 8:48



VICINITY MAP

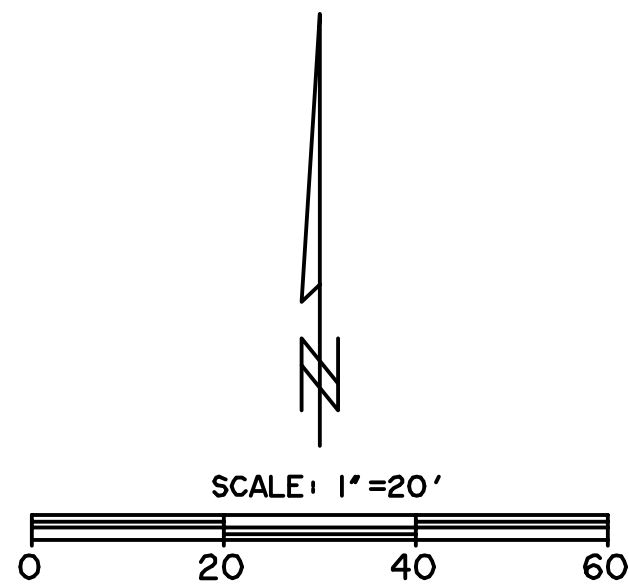
LEGEND

F.F.E.	FINISHED FLOOR ELEVATION	⊗	EXISTING WATER VALVE
W.L.	WATER LINE	⊕	EXISTING FIRE HYDRANT
BFR	BARRIER FREE RAMP	—	UNDER GROUND ELECTRIC
(14)	PARKING COUNT	—	OVER HEAD ELECTRIC
☀	EXISTING LIGHT POLE	—	EXISTING GAS
☉	EXISTING SANITARY SEWER MANHOLE	—	EXISTING WATER
⬠	WATER METER IDENTIFICATION	SS	EXISTING SANITARY SEWER
H.C.	HANDICAP	SD	SANITARY SEWER
O.H.	PARKING OVERHANG	△	STORM DRAIN
		⬠	GAS METER
		◯	EXISTING TREE

SITE DATA	
EXISTING LOT	TOTAL
ZONING	1
PROPOSED USE	OTC - PD 197 OFFICE
LOT AREA	SQUARE FEET 10,868 S.F.
	ACRES 0.250 AC.
BUILDING AREA	OFFICE 1,974 S.F.
	TOTAL 1,974 S.F.
BUILDING HEIGHT	FEET 17'±
	STORIES 1
LOT COVERAGE	18.16%
FLOOR AREA RATIO	1:18
TOTAL PARKING REQUIRED	4
TOTAL PARKING PROVIDED	4
ADA PARKING REQUIRED	1
ADA PARKING PROVIDED	1
INTERIOR LANDSCAPING REQUIRED	60 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	72 SQ. FT.
IMPERVIOUS SURFACE (SQ.FT.)	4,375
OPEN SPACE REQUIRED	-
OPEN SPACE PROVIDED	-

**PARKING REQUIREMENTS**  
OFFICE (PROFESSIONAL) : ONE (1) SPACE PER THREE HUNDRED (300) SQUARE FEET OF GROSS FLOOR AREA. REQUIRED PARKING IN THE OTC DISTRICT SHALL BE REDUCED BY FIFTY (50) PERCENT.

**NOTES**  
1. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS  
2. NO FLOODPLAIN EXISTS ON THE SITE.  
3. ALL DIMENSIONS TO BACK OF CURB UNLESS NOTED.  
4. DETENTION NOT REQUIRED IN OLD TOWN OR PROVIDED.  
5. ROOF DRAINS TO DISCHARGE IN PARKING SINCE NO ENCLOSED STORM DRAIN SYSTEM IN THIS AREA OF OLD TOWN.  
6. NO FIRE SPRINKLER SYSTEM REQUIRED OR PROVIDED TO PROPOSED BUILDINGS  
7. BUILDING TO UTILIZE MOBILE BLUE TRASH CANS AND GREEN RECYCLE BINS TYPICAL TO OLD TOWN TRASH COLLECTION.  
8. EXISTING TREES ON SITE ARE NOT IN AREAS TO BE DISTURBED.



WATER METER SCHEDULE				
I.D.	TYPE	SIZE	QTY.	REMARKS
⬠	DOMESTIC	5/8"	1	EXISTING TO REMAIN

OWNER/APPLICANT  
TITAN CONSULTING  
3411 PRESTON ROAD, STE C13 PMB 205  
FRISCO, TX 75034  
PHONE:(972) 377-3091  
FAX:(972) 767-4034  
CONTACT: WARREN NORRIS

SURVEYOR  
WIER & ASSOCIATES, INC.  
6849 ELM STREET  
FRISCO, TX 75034  
PHONE:(214) 387-8000  
FAX:(214) 387-8002  
CONTACT: ULYS LANE

CITY OF FRISCO SITE PLAN NOTES  
ANY REVISION TO THIS PLAN WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.

PLANNING DEPARTMENT  
1. DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.  
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.  
3. OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE COMPREHENSIVE ZONING ORDINANCE.  
4. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE CITY.  
5. ALL ELEVATIONS SHALL COMPLY WITH APPLICABLE OVERLAY DISTRICT REQUIREMENTS.  
6. REMOVAL, TRANSPLANTING, PROTECTION AND OR MITIGATION OF PROTECTED TREES SHALL COMPLY WITH THE COMPREHENSIVE ZONING ORDINANCE. TREE SURVEYS AND TREE PROTECTION ARE SUBJECT TO CITY INSPECTION AND APPROVAL.

FIRE DEPARTMENT  
1. BUILDING OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.  
2. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.  
3. TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.  
4. SPEED BUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.

BUILDING INSPECTIONS  
1. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.  
2. ALL SIGNAGE IS SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.  
3. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.  
4. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING INSPECTION DIVISION'S APPROVAL.  
5. ROOF DRAINS WILL BE TIED TO THE STORM SEWER SYSTEM.

ENGINEERING  
1. SIDEWALKS AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER CITY STANDARDS.  
2. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.  
3. SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.

PARKS DEPARTMENT  
1. ALL SUBDIVISIONS OR ADDITIONS ARE REQUIRED TO IDENTIFY ANY EXISTING OR PROPOSED BODIES OF WATER OR WETLANDS WITHIN THE PROPOSED SUBDIVISION OR ADDITION. ALL NECESSARY PERMITS REQUIRED FOR DEVELOPMENT SHALL BE SECURED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.  
2. FOUR-INCH (4") SLEEVES FOR IRRIGATION LINES AND ELECTRICAL SERVICE SHALL BE INSTALLED IN STREET MEDIANS.  
3. ALL RIGHT-OF-WAY AREAS SHALL HAVE EIGHT (8") INCHES OF TOPSOIL PRIOR TO ACCEPTANCE BY THE CITY.

SPFP09-0005  
SITE PLAN  
7820 MAIN STREET  
0.250 TOTAL ACRES  
TITAN OFFICE ADDITION  
BLOCK A, LOT 1  
CITY OF FRISCO, COLLIN COUNTY, TEXAS

AN ADDITION TO THE CITY OF FRISCO,  
COLLIN COUNTY, TEXAS. BEING 0.250 ACRES  
OF LAND LOCATED IN THE NORRIS AUSTIN SURVEY,  
ABSTRACT No.5,  
CITY OF FRISCO, COLLIN COUNTY, TEXAS.  
PREPARED: MARCH 2009

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS  
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700  
6849 ELM STREET FRISCO, TEXAS 75034 METRO (214)387-8000  
Texas State Registration No. 2776 www.WierAssociates.com

DATE: 04-14-2009  
W.A. No. 08100